RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Charles Lawhorn and Tina Michelle Lawhorn

GRANTEE(s)
E. Mark Turner

This Instrument Prepared By:
Robert M. Wilson, Jr.
WILSON & ASSOCIATES, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
(501) 219-9388

Davidson County DEEDTRS
Recvd: 05/23/06 15:18 2 pgs
Fees:13.00 Taxes:490.25
20060523-0060697

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated May 8, 2003 and recorded May 13, 2003, as Instrument No. 20030513-0064439 in the Register's Office of Davidson County, Tennessee, Charles Lawhorn and Tina Michelle Lawhorn conveyed to Daniel W. Small, as Trustee for Guaranty Trust Company, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, the holder of the debt secured has appointed **AARON SQUYRES** as Successor Trustee and **CHRIS GRAY** as Co-Trustee by instrument of record recorded on April 28, 2006 as Instrument No. 20060428-0048681 in the Register's Office of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Deed of Trust has requested said Successor Trustee to, upon proper advertisement and notice, sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request by said beneficiary, advertisement and notice of the sale of said property was, by said Successor Trustee, made and given conformity with the terms and provisions of said Deed of Trust, and

WHEREAS, pursuant to said advertisement and notice, on May 17, 2006 at the GAYLORD ENTERTAINMENT CENTER, 501 BROADWAY in Nashville, Tennessee, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which time the said property was struck off and sold to E. Mark Turner, at and for the sum of $132,500.00, that being the highest and best bid offered; and

WHEREAS, the purchaser has complied with the terms of the sale by paying into the hands of the undersigned Successor Trustee the expenses of the sale with the balance being applied upon said indebtedness for which said property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by E. Mark Turner of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Successor Trustee does hereby grant, bargain, sell, and convey to the said E. Mark Turner, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lot No. 144, Eastdale Place as of record in Book 547, Pages 29 and 30, Register's Office for Davidson County, Tennessee. Said Lot No. 144 fronts 80 feet on the northerly side of Eastdale Avenue and runs back between lines 152.5 feet on the westerly side line and 172.3 feet on the easterly side line to a line at the rear measuring 82.4 feet thereon. Being the same property conveyed to Charles Lawhorn, married, by deed from Betty C. Guffey, unmarried, of record in Instrument No. 20030513-0064438, Register's Office for Davidson County, Tennessee. Tina Michelle Lawhorn, wife of Charles Lawhorn, joins in this conveyance for the express purpose of relinquishing all marital rights she may have in subject property, but she is in no way obligated for repayment of the indebtedness secured by this Deed of Trust.
>
> Commonly known as: 1125 Eastdale Avenue, Nashville, Tennessee 37216.
>
> Tax Parcel No.: 061-11-0-185.00

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto E. Mark Turner, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 19 day of May, 2006

Chris Gray, Co-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Chris Gray, as Co-Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument as Co-Trustee for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 19 day of May, 2006.

Notary Public

My Commission Expires: Angela M. Galiano
NOTARY PUBLIC
Pulaski County, Arkansas
My Commission Exp. 8-10-2011

FORM FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $132,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

E. Mark Turner

ACKNOWLEDGMENT

STATE OF TN

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, E MARK TURNER, with who I am personally acquainted, and whom acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in _____ this 23 day of MAY, 2006.

Notary Public

My Commission Expires: 5-24-08

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
E. Mark Turner
5007 Timber Trail
Mount Juliet, TN 37122

FHA No. 483-3273036

AUBREY VAUGHN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 24, 2009